



**Bartlams**

**7 Southfield Grove, MERRY HILL, WV3 8DP**

# £320,000

**Soutfield Grove is positioned in a quiet cul-de-sac in a highly desirable residential neighborhood just off Bhylls Lane. The diverse amenities of Merry Hill, Castlecroft, and Finchfield are easily accessible, and the area benefits from excellent schooling options in both public and private sectors. Convenient transportation links to the City Centre are available, including regular bus services.**

**Kept to an excellent standard by the current owners, this residence showcases an extended breakfast kitchen and modern bathroom suite complete with a separate shower cubicle. The layout comprises; a thorough living and dining area with a patio door opening onto a well-maintained rear garden. Additional perks include ample off-road parking for multiple vehicles and a detached garage. The property is further complemented by double glazing and central heating.**

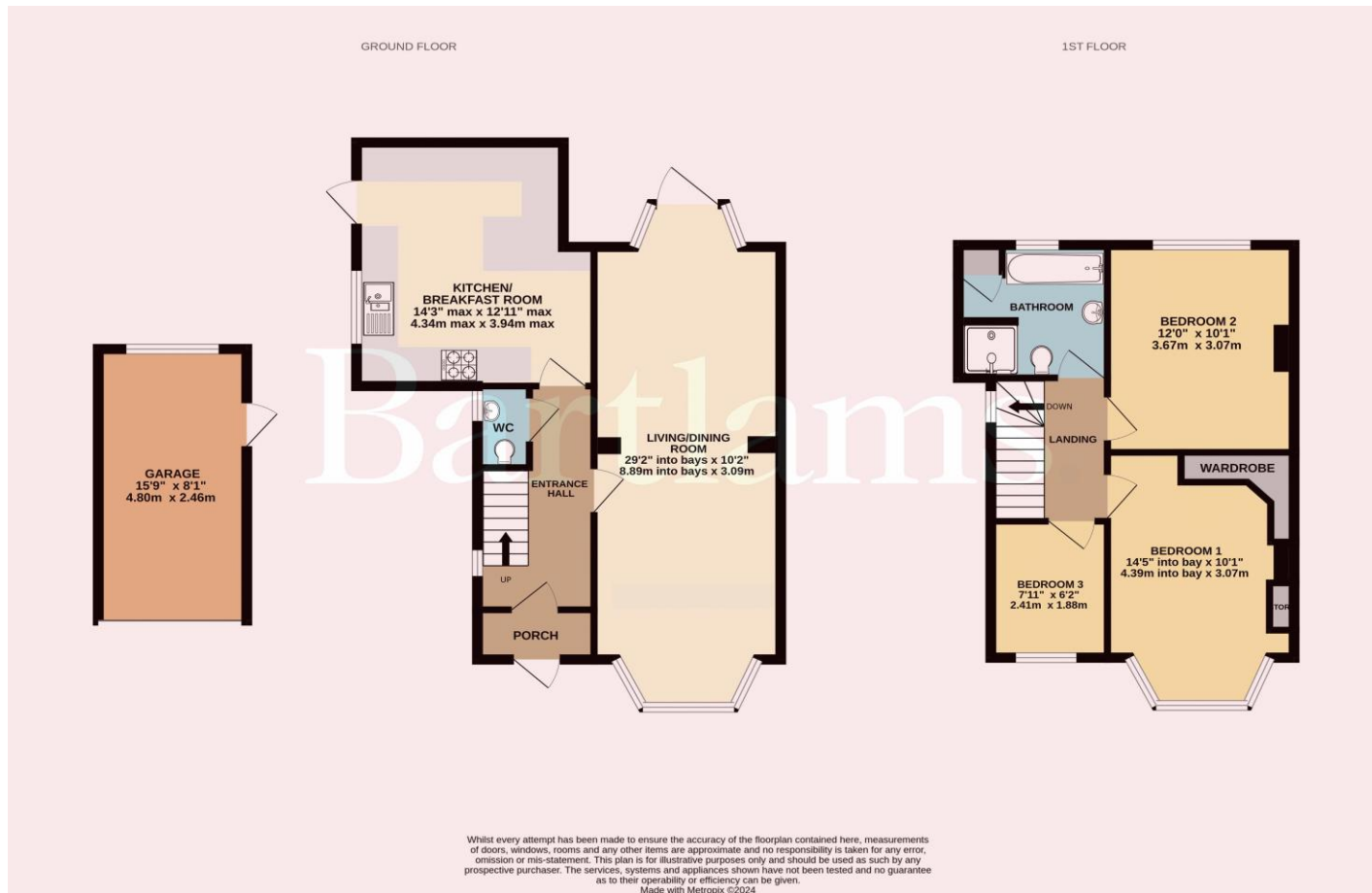
- EXTENDED FAMILY HOME.
- QUIET CUL-DE-SAC LOCATION.
  - THREE BEDROOMS.
- THROUGH LIVING / DINING ROOM.
  - BREAKFAST KITCHEN.
- OFF ROAD PARKING AND DETACHED GARAGE.
  - ENCLOSED REAR GARDEN.
- DOUBLE GLAZING AND CENTRAL HEATING.



Freehold  
COUNCIL TAX BAND - C  
EPC RATING - E

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.  
**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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